



27 North Lodge Avenue, Harrogate, North Yorkshire, HG1 3HX

£345,000

Offers Over

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An extended and beautifully presented three-bedroomed end-of-terrace property with garden, situated on this quiet residential street on the north side of Harrogate, well served by local amenities.

This attractive stone-fronted property has been updated and modernised to a high standard by the current owners and comprises generous and flexible accommodation with two reception rooms, a ground-floor study, a stunning openplan modern kitchen and dining area, downstairs w/c, three bedrooms, en-suite shower, room and a house bathroom. To the rear of the property there is a good-sized garden with artificial grass, decked sitting area and planted borders.

The property is situated in a quiet and convenient location on the north side of Harrogate, well served by local amenities and just a short distance from the town centre. Available for sale with no onward chain.





GROUND FLOOR

SITTING ROOM

A reception room with bay window to front and attractive brick fireplace with wood-burning stove.

FAMILY ROOM

A further reception room with window to rear with fitted shutters and wood-burning stove. Fitted shelving and cabinets.

STUDY

Providing a useful workspace with window to rear with fitted shutters and door leading to the garden.

UTILITY / BEDROOM 4

Forming part of the extension currently used as utility offers flexible room and leads to -

CLOAKROOM

LOWER GROUND FLOOR

KITCHEN AND DINING ROOM

A modern kitchen with a range of stylish wall and base units with worktop, island and breakfast bar. Electric hob, integrated double oven and dishwasher. A glazed door leads to the garden. There is a separate dining area with fitted cupboards.

UTILITY CUPBOARD

Providing a useful storage area with space and plumbing for washing machine. #

FIRST FLOOR

BEDROOM 2

A double bedroom window to front with fitted shutters and fitted cupboard.

BEDROOM 3

A further bedroom with window to rear with fitted shutters.

BATHROOM

A white suite with WC, washbasin, and bath with shower above. Heated towel rail. Tiled walls and floor.

SECOND FLOOR

BEDROOM 1

A double bedroom with window to side with fitted shutters and skylight window. Built-in cupboard.

EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin and shower. Tiled walls and floor. Heated towel rail.

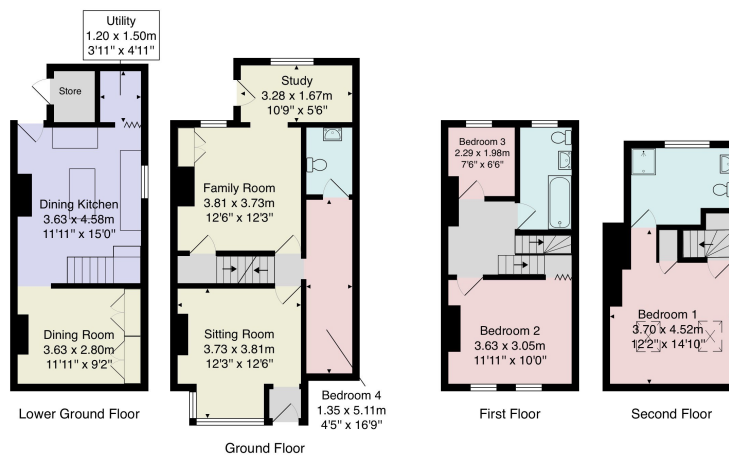
OUTSIDE

To the rear of the property there is an enclosed garden with artificial grass, decked sitting areas and planted borders.

Tenure - Freehold

Council Tax Band - B





Total Area: 130.1 m² ... 1400 ft²

All measurements are approximate and for display purposes only.
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